

For Sale

2715 E Vineyard Ave | Oxnard, CA 93036

13,600 SF Building on 32,250 SF Parcel of C2-PD Zoned Land

\$2,813,360

(\$206.86/SF including
2,800 SF Mezzanine)



INVESTMENT HIGHLIGHTS

Owner-User Opportunity

Occupied on Month-to-Month Lease

Zoning Allows a Broad Array of Commercial Uses

Redevelopment Opportunity

0.25 Miles North of 101 Freeway

1.00 Miles to The Collection

PERMITTED USES IN C2 ZONING

- | | |
|--------------------|----------------------|
| Storage Garage | Restaurant |
| Off street parking | Grocery Store |
| Plant Nursery | Furniture Store |
| Ice Storage | Professional offices |
| Car Wash | Medical / Dental |
| Retail Stores | Fast Food |
| Meat Market | Beauty / Barber Shop |
| Convenience Store | |

PROPERTY INFORMATION

Address	2715 E. Vineyard Ave, Oxnard, CA 93036
Building Size	4 buildings totaling 13,600 SF including 2,800 SF mezzanine
Parcel	32,250 SF
Yard	21,400 SF paved, gated, and fenced yard
Access	Gates on east and west sides provide easy drive through access
Loading	6 Ground Level: 3 (19'w x 13'h), 1(12'w x 13'h), 1(16'w x 10'h), 1(10'w x 10'h)
Height	Pitched roof, 20' at center, 14' at walls
APN	132-0-052-175
Power	3 electric meters
Gas	1 meter
Water	1 meter
Year Built	1950
Restrooms	3, including a shower. None in the south building
Office	+/-1,500 SF
Water Heater	Yes
Zoning	C2-PD
HVAC	Office Area

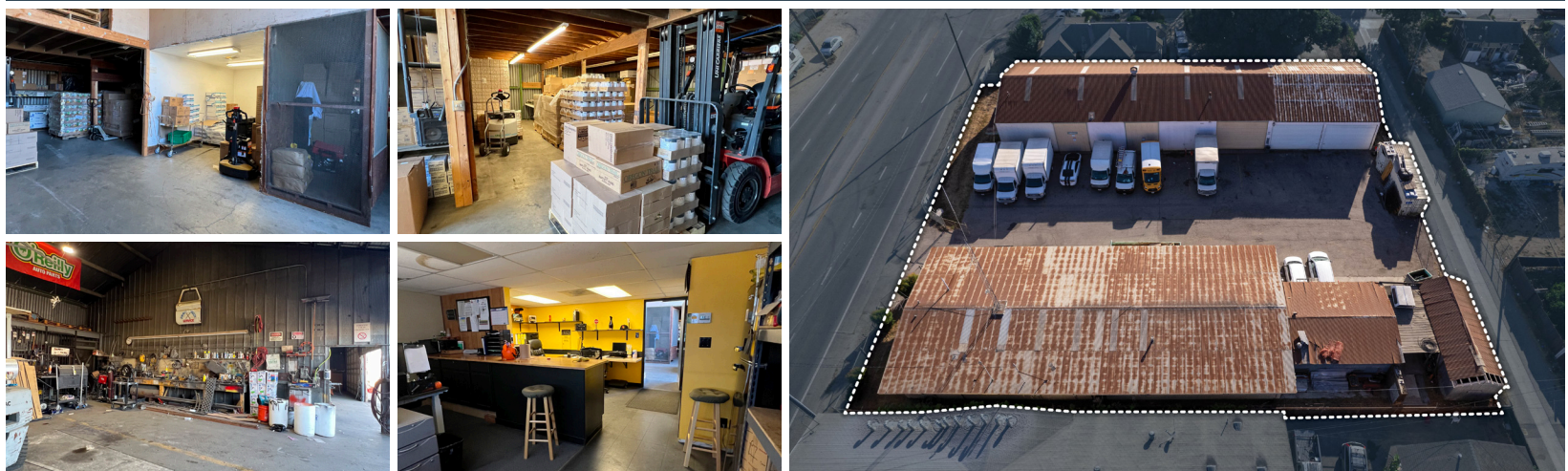
Available for Lease at \$13,600/month on AIR Single-Tenant Net Lease

Property Tax: \$16,036/year

Property Insurance: \$6,730/year

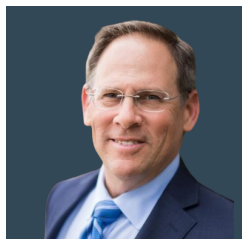


Property Photos



Call Broker for Information & Access

Do Not Disturb Tenants



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